

## Chapter 1415. Riverfront Districts.

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### § 1415-01. Purposes.

The general purposes of the riverfront districts are to:

- (a) Promote residential and river-related recreational, commercial and manufacturing activities along the Ohio and Little Miami Rivers.
- (b) Maintain scenic river views from major public thoroughfares.
- (c) Preserve significant natural features of the floodplain environment.
- (d) Protect the special designation of the Little Miami River as a recreational river by the United States Congress and as a scenic river, as established by the Ohio General Assembly.
- (e) Conform to the requirements imposed by Chapter 1109, Floodplain Management, of the Cincinnati Building Code.

### § 1415-03. Specific Purposes of the Riverfront Subdistricts.

The specific purposes of the riverfront subdistricts are:

- (a) **RF-R Riverfront Residential/Recreational District.** To optimize the scenic beauty of the riverfront while mixing residential uses into current public and semi-public land uses and to enhance the stability and revitalization of adjoining neighborhoods.
- (b) **RF-C Riverfront Commercial District.** To provide sites for commercial and manufacturing uses that require river access and to provide a buffer between the high intensity RF-M riverfront industrial and the more mixed-use RF-R areas, while providing needed services for both areas and

protecting adjoining residential neighborhoods, public parks and recreation facilities from the effects of more intense commercial and industrial uses.

- (c) **RF-M Riverfront Manufacturing District.** To provide sites for heavy industrial uses that require river access, maintain the economic vitality of the industrial riverfront and minimize any adverse impacts resulting from such activity on residential, park, recreation and commercial recreation facilities.



**Figure 1415-03-A:** Example of Marina uses similar to those in the RF District.

## **§ 1415-05. Land Use Regulations.**

Schedule 1415-05 below prescribes the land use regulations for RF Riverfront Districts. The regulations for each district are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1415-05.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1415-05 are prohibited.

### **Schedule 1415-05: Use Regulations – Riverfront Districts**

Use Classifications	RF-R	RF-C	RF-M	Additional Regulations
<b>Residential Uses</b>				
Bed and breakfast home	P	--	--	See § 1419-09
Child day care home	L8	--	--	
Permanent residential				
Single-family dwelling	P	--	--	
Attached single-family dwelling	P	--	--	
Rowhouse single-family dwelling	P	--	--	
Two-family dwelling	P	--	--	
Multi-family dwelling	P	--	--	
<b>Public and Semipublic Uses</b>				
Community service facilities	P	--	--	
Cultural institutions	P	P	--	
Day care centers	P	P	--	
Government facilities and offices				
Facilities and installations	--	C	C	
Offices	P	P	--	
Parks and recreation facilities	P	--	--	
Public maintenance facilities	C	P	--	
Public safety facilities	P	P	P	
Religious assembly	P	P	P	
Schools, public and private	P	--	--	
<b>Commercial Uses</b>				
Bed and breakfast inns	P	--	--	See § 1419-09
Eating and drinking establishments				
Drinking establishments	L1,2,3	L2,3	--	
Restaurants, full service	L1,2,3	L2,3	--	See § 1419-21
Restaurants, limited	L1,2,3	L2,3	--	See § 1419-21
Garden supply stores and plant nurseries	P	--	--	
Hotels and commercial lodging	L3	L3	--	
Recreation and entertainment				
Outdoor or large-scale	P	--	--	
<b>Industrial Uses</b>				
Production industry				
General	--	L4,6	L4,7	See § 1419-19
Intensive high-impact	--	--	L4,7	
Limited	--	L4,6	L4,7	
Metal waste salvage yard/junk yards	--	--	C	
Wholesaling and distribution	--	L4	L4	
<b>Transportation, Communications and Utilities Uses</b>				
Public utility distribution system	P	P	P	
Public utility plant	--	P	P	
Transportation facilities				
Railroad train yards	--	L9	L9	
Railroad right-of-way	P	P	P	
Transportation passenger terminals	P	P	P	
Watercraft and riverfront facilities				
Barge terminals	--	L6	L7	
Boat and ship yards	L6	L6	P	
Commercial piers and ports	--	P	--	
Marinas	P	P	--	
Marine sales and services	--	P	--	
Wireless communication antenna	L5	L5	L5	See § 1419-33
Wireless communication tower	C	C	C	See § 1419-33

Use Classifications	RF-R	RF-C	RF-M	Additional Regulations
<b><i>Agriculture and Extractive Uses</i></b>				
Farming	P	--	--	
<b><i>Accessory Uses</i></b>				See Chapter 1421
Any accessory use not listed below	L10	L10	L10	
Home occupation	P	--	--	See § 1419-17
Laundries and commissaries	L11	L11	--	
Refuse storage areas	L15	L15	L15	See § 1421-35
Drive box	L12	--	--	
Exterior lighting	P	P	P	See § 1421-39
Outside equipment storage areas	C	--	--	
Office uses	--	L13	L13	
Retail and repair	--	L14	--	
<b><i>Nonconforming Uses</i></b>				See Chapter 1447
<b><i>Specific Limitations</i></b>				
L1 Outdoor eating and drinking areas require a conditional use approval. Presentation of entertainment is not permitted in such areas.	L2 Drive-through facilities are prohibited.			
L3 Permitted in marinas and boatyards otherwise a conditional use approval is required.	L4 Use requires direct access to barge facilities			
L5 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to an agricultural, multi-family, public or semi-public, public utility, commercial or industrial building or structure.	L6 All storage to be in completely enclosed facilities.			
L7 Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval.	L8 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.			
L9 Not allowed within 250 feet of a residential use in a Residential District.	L10 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.			
L11 Accessory to a marina.	L12 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes and is outside the 100-year floodplain.			
L13 Accessory to a permitted or conditional use but may not exceed 20,000 square feet of floor area.	L14 Retail sales or repair of products incidental to the industrial uses of the district but may not exceed 5,000 square feet of floor area.			
L15 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.				

## § 1415-07.

## Little Miami Riverfront Area Use Regulations.

In the RF-R District, only public uses are permitted within the river bank area located between a line 200 feet inland from and congruent with the 465 foot mean sea level datum contour line along the Little Miami River. Public uses may include utilities and parks and recreation uses, such as camping, nature interpretation, bicycle or bridle trails, public canoe access and similar recreational activities. Any Permitted (P), Limited (L), or Conditional (C) use in Schedule 1415-05 above is permitted within the river bank area located between 200 feet and 500 feet inland from and congruent with the 465 foot mean sea level datum contour line along the Little Miami River. See § 1415-21 Little Miami Riverfront Area Use Review.

## § 1415-09. Development Regulations.

Schedule 1415-09 below prescribes the property development regulations for RF Riverfront Districts, including minimum lot area, maximum height, setback, parking and driveways and other standards. Additional standards are included in Chapter 1419, Additional Development Regulations.

### Schedule 1415-09: Development Regulations – Riverfront Districts

Regulations	RF-R	RF-C	RF-M	Additional Regulations
<b><i>Building Scale – Intensity of Use</i></b>				
Minimum lot area (sq. ft.)	4,000	--	--	
Minimum lot area (sq. ft.) rowhouse	2,000	--	--	
Minimum area for every dwelling unit	2,000	--	--	
<b><i>Building Form and Location</i></b>				
Maximum building height (ft.)	35	100	--	See § 1415-11
Minimum yard (ft.)				
Front	10	25	20	
Side least width/sum	3/6	10	5	
Side rowhouse exterior, least width/sum	0/3	--	--	
Side rowhouse interior, least width/sum	0/0	--	--	
Rear	30	10	5	
Maximum building coverage (%)	60	70	80	See § 1415-13
<b><i>Vehicle Accommodation – Driveways and Parking</i></b>				
Parking lot landscaping	Yes	Yes	Yes	See § 1425-31
Truck docks; loading and service areas	Yes	Yes	Yes	See § 1415-15
<b><i>Other Standards</i></b>				
Buffering along district boundaries	Yes	Yes	Yes	See § 1415-17
Ohio River bank area	Yes	Yes	Yes	See § 1415-19
Little Miami Riverfront area	Yes	Yes	Yes	See § 1415-21
Accessory uses and structures			See Chapter 1421	
General site standards			See Chapter 1421	
Landscaping and buffer yards			See Chapter 1423	

Regulations	RF-R	RF-C	RF-M	Additional Regulations
Nonconforming uses and structures				See Chapter 1447
Off-street parking and loading				See Chapter 1425
Signs				See Chapter 1427
Additional development regulations				See Chapter 1419

## **§ 1415-11. Maximum Height.**

In the RF-R District, maximum height is measured above base flood elevation. In the RF-C District, maximum height may not exceed 100 feet above the elevation of the Ohio River at the Markland Dam pool stage if within 500 feet of a SF, RM, or RF-R District except silos. The total width of all silos that exceeds that elevation may not exceed ten percent of the width of the property. Provided, however, the Director of Buildings and Inspections, after consultation with the Director of Community Development and Planning, may approve silos having a total width of thirty percent of the width of the property if the silos do not materially impair significant views of the Ohio River from any U.S. or state highway or other public vantage. The width of silos is measured at the point of maximum width of the part of the silo that extends more than 100 feet above the elevation of the Ohio River at Markland Dam pool stage at the site. Conveyors, elevators, ladders and similar fixtures serving a silo are not included in the measurement of the width of a silo. The width of the property is the maximum width of the property measured along a straight line parallel to a line joining the mid points of the Ohio River at each end of the property.

### **§ 1415-13. Maximum Building Coverage.**

In the RF-C and RF-M Districts, maximum building coverage may be increased ten percent if a buffer yard pursuant to § 1423-13 Buffer Yards, is provided or if an acceptable perpetual easement granting access to the riverfront, public park or recreation facility is provided.

### **§ 1415-15. Truck Docks, Loading and Service Areas.**

Where a building is adjacent to a residential district, the location of these facilities must be the side away from the district boundary. Where truck docks, loading and service areas are adjacent to a residential district boundary, a 100 foot setback is required from the district boundary line. In RF-R Districts, these facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets and are not permitted to be used between 10 PM and 7 AM on weekdays and 11 PM and 7 AM on weekends. Off-street staging is required for all trucks and other vehicles that service or supply terminals or other areas.

### **§ 1415-17. Buffer Yards.**

All uses of the RF districts are subject to the Buffer Yard requirements of Schedule 1423-13-A except for the Residential Uses of Schedule 1415-05.

### **§ 1415-19. Ohio River Bank Area.**

Existing tree cover and vegetation must be preserved between the pool stage of the Ohio River and a line 50 feet inland from and congruent with the Markland Dam pool stage, except where new construction, floodproofing or docking facilities are necessary to achieve compliance with Chapter 1109, Flood Plain Management, of the Cincinnati Building Code, a U.S. Army Corps of Engineers permit, or where modified by the Director of Buildings and Inspections pursuant to Chapter 1423, Landscaping and Buffer Yards.

### **§ 1415-21. Little Miami Riverfront Area Use Review.**

Within 500 feet of the Little Miami River, a use may be established only if the Director of Buildings and Inspections finds in consultation with the Director of Parks and the Director of Recreation that the use:

- (a) Maintains the natural and free-flowing conditions of the Little Miami River, except where channel modifications are required to mitigate a severe hazard to life or property;
- (b) Does not aggravate erosion of the river bank;
- (c) Has no adverse effect on existing wildlife habitation;

- (d) Conserves significant natural vegetation and tree cover except for damaged or diseased trees in access ways;
- (e) Protects or enhances the scenic, recreational, geologic, cultural or historic values of the river that led to its designation as a recreational and scenic river; and
- (f) Does not substantially interfere with the recreational use and enjoyment of the Little Miami River by the public.